

83 00951

HOUSING ELEMENT
CITY OF HAWTHORNE
MAY - 1981

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 6 1983

UNIVERSITY OF CALIFORNIA



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C124894433>

HOUSING ELEMENT

CITY OF HAWTHORNE

prepared by
PLANNING DEPARTMENT
City of Hawthorne
May 1981

RESOLUTION NO. 5116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A HOUSING ELEMENT AS A PART OF THE GENERAL PLAN OF THE CITY OF HAWTHORNE.

WHEREAS, public hearings have been held by the Planning Commission of the City of Hawthorne, at which said Commission approved the revised Housing Element and recommended its adoption by the City Council of the City of Hawthorne; and

WHEREAS, the City Council of the City of Hawthorne held a public hearing on July 13, 1981, at its regularly scheduled meeting, after notice thereof had been duly posted, and a copy of said revised Housing Element having been available for public inspection in the office of the City Clerk for the time required by law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Hawthorne, California, as follows:

SECTION 1. This City Council finds and determines that all hearings held by the Planning Commission and the City Council are in order and in accordance with law, and that the public has had an opportunity to fully present its opinions before the City Council as to said Element, and the opportunity was given to submit written opinions to this City Council through the City Clerk regarding the said Element.

SECTION 2. After due consideration, the City Council does hereby approve and adopt said revised Housing Element; a true and correct copy of which is attached hereto

as Exhibit "A" and made a part hereof, and herewith orders that said Element become a part of the General Plan of the City of Hawthorne, California.

PASSED, APPROVED and ADOPTED this 24 day of July, 1981.

ATTEST:

JOSEPH MILLER, MAYOR
City of Hawthorne, California

City Clerk

APPROVED AS TO FORM

Michael Adamson
City Attorney

PURPOSE

The City of Hawthorne's Housing Element has a twofold purpose. First, it is the principal source of information concerning the condition of housing and households in the City. Second, it serves as the major policy document designed to address the housing needs of Hawthorne's residents. The Housing Element discusses recent population and housing trends; assesses current and forecasted housing needs and the constraints to meeting those needs; sets forth a statement of goals and policies to guide public action; and provides a program and action plan to achieve those goals. It is to be used by the City Council, the Planning Department, the Planning Commission, other concerned governmental agencies, residents, property owners and businessmen of the community, and private organizations concerned with planning and civic betterment. Since the Housing Element provides the framework within which housing decisions are made, it must be both broad in scope and yet flexible enough to account for and adjust to changes in housing market conditions. Similarly, it will be revised when necessary to reflect the cumulative impact of changing housing market forces.

AUTHORITY

The Housing Element of the City of Hawthorne General Plan has been prepared in accordance with the guidelines adopted by the State Department of Housing and Community Development in November, 1977 and amended in January, 1980. The State Legislature made the housing element a required component of all city and county general plans in 1971 (Govt. Code 65302). As one of the mandated elements of the general plan, its goals and policies are integrated and consistent with the other elements, particularly Land Use, Circulation, Noise, Public Safety and Seismic Safety. (Govt. Code 65300.5).

TABLE OF CONTENTS

I BACKGROUND DATA ON POPULATION & HOUSING

	Page
A. Population Characteristics	1
1). Total population	1
2). Age	1
3). Ethnicity	4
4). Age & Ethnicity	6
 B. Household Characteristics	
1). Household population	7
2). Group quarters population	7
3). Household size	9
4). Household income	9
5). Length of residency	13
 C. Housing Characteristics	
1). Total housing stock	15
2). Construction activity 70-79	15
3). Owner/renter occupied units	15
4). Vacancy rate	19
5). Age of structures	19
6). Condition of structures	21
7). Median rent	22

II HOUSING PROBLEM: Housing Needs and Constraints

A. Housing Needs	25
1). Quantity	25
a). Preserve Existing Housing Stock	26
b). Provide New Construction	26
2). Cost Distribution	28
a). Make Adequate Housing Affordable for All Income Groups	28

D. Implementation	39
1). Planning Techniques for Implementation	39
2). Ongoing Local Programs	40
a). Current Planning	40
b). Community Improvement Department	40
3). New Programs	42
a). Manufactured Housing	42
b). Mobile Home and Trailer Parks	43
c). Provision of Adequate Sites for New Housing	44
E. Update and Review of the Housing Element	44
F. Bibliography	45
G. Appendix A	46

LIST OF TABLES

Table 1	Age of Population	P. 2
Table 2	Change of Ethnicity	P. 4
Table 3	Change in Population	P. 7
Table 4	Median Income	P. 10
Table 5	Housing Characteristics	P. 16
Table 6	Construction Activity	P. 17
Table 7	Age of Structures	P. 20
Table 8	Condition of Structures	P. 22
Table 9	Rental Units by Monthly Rent	P. 23
Table 10	Housing Projection	P. 26
Table 11	Estimated Housing Units	P. 26
Table 12	Incidence of Overcrowding	P. 27
Table 13	Maximum Number of Dwelling Units	P. 33
Table 14	Housing Cost Components	P. 34

LIST OF FIGURES

Figure 1	Elderly Persons by Census Tract	P. 3
Figure 2	Change in Ethnicity by Census Tract	P. 5
Figure 3	Average Household Size by Census Tract	P. 8
Figure 4	Average Household Income by Census Tract	P. 11
Figure 5	Low and Moderate Households by Census Tract	P. 12
Figure 6	Years of Residency by Census Tract	P. 14
Figure 7	Owner/Renter Occupied Units by Census Tract	P. 18
Figure 8	Median Rent by Census Tract	P. 24

BACKGROUND DATA ON POPULATION AND HOUSING

POPULATION CHARACTERISTICS

Population

The total population of the City of Hawthorne in 1979 was 54,926. This is approximately a 3 % increase over the 1970 population of 53,304. The small increase in total population between 1970 and 1979 reflects the fully developed, mature nature of the community and the shortage of vacant land available for new residential construction.

Age of Population

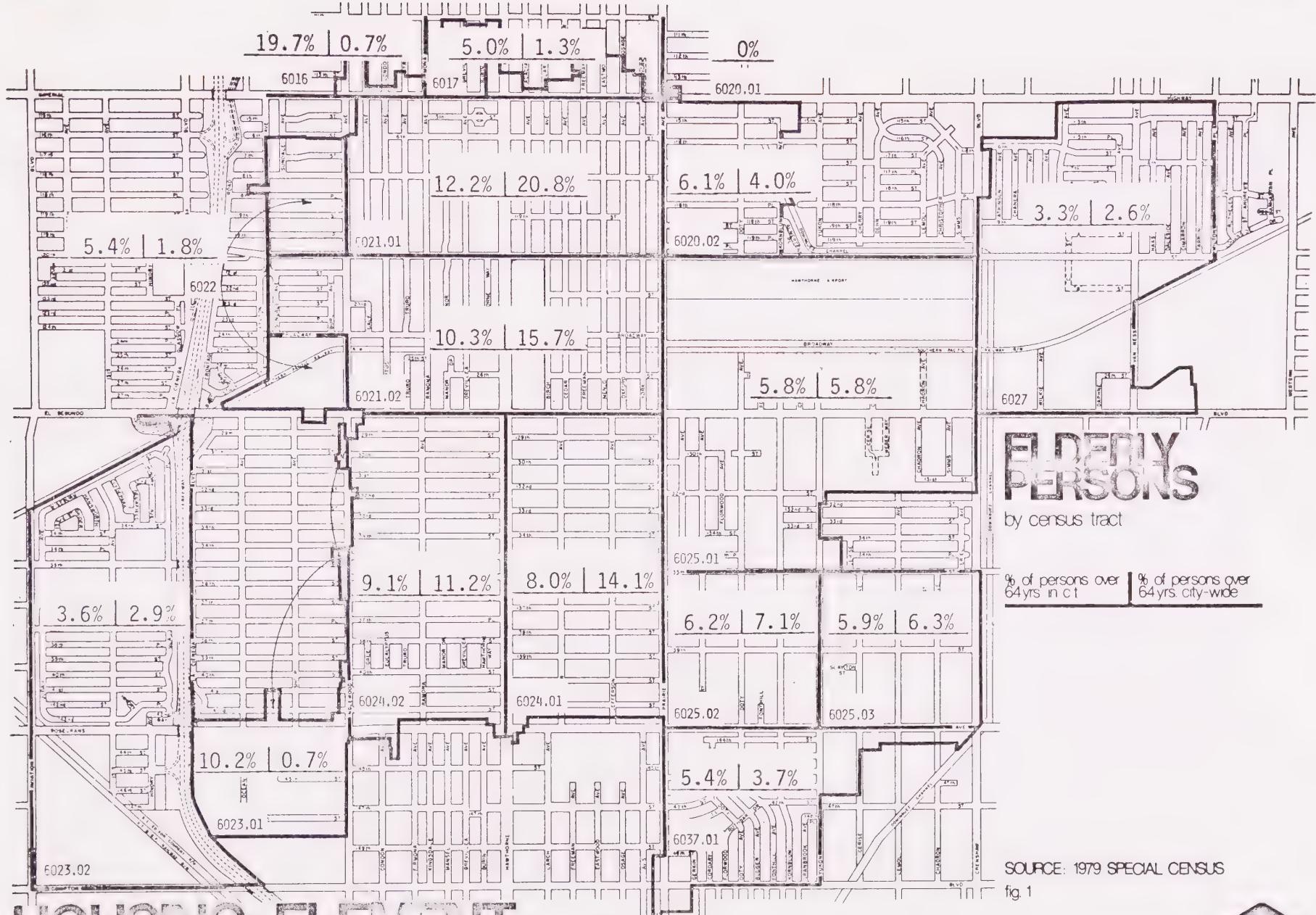
The distribution of the City's population by age has changed since 1970, mirroring national trends of increased longevity and declining birth rates. The median age of the population in 1970 was 28. In 1979, the median age of the population had increased to 30. The percentage of the population less than 18 years of age has decreased over this period. In 1970, roughly 31.5 % of the population was less than 18 years of age. In 1979, the figure was 24.5 %. In contrast, the percentage of the population greater than 64 years of age has increased over the period; from 6.3 % of the population in 1970 to 7.6 % of the population in 1979. These statistics are evidence that middle age and elderly persons are becoming an increasingly larger proportion of the population. Geographically, the largest percentage of the elderly population can be found in census tracts 6021.01, 6021.02, 6024.01 and 6024.02; that area generally bounded by Hawthorne Boulevard on the east, Inglewood Avenue on the west, Rosecrans Avenue on the south and Imperial Highway on the north. (See Table 1 & Fig. 1.).

TABLE 1
AGE OF POPULATION
1970 - 1979

AGE CATEGORY	1970 POPULATION	1979 POPULATION	% CHANGE
UNDER 5	8.7%	6.2%	-2.5
5 - 9	9.0%	6.5%	-2.5
10 - 14	8.7%	7.0%	-1.7
15 - 19	8.1%	8.3%	+0.2
20 - 24	9.4%	11.1%	+1.7
25 - 34	16.5%	19.4%	+2.9
35 - 44	12.2%	12.6%	+0.4
45 - 54	13.0%	11.3%	-1.7
55 - 64	8.2%	9.6%	+1.4
65 - 74	3.8%	5.0%	+1.2
75 +	2.5%	2.7%	+0.2
TOTAL POPULATION	53,304	54,926	-
MEDIAN AGE	28	30	-

SOURCES: 1970 FEDERAL CENSUS
 1979 SPECIAL CENSUS

3



SOURCE: 1979 SPECIAL CENSUS
fig. 1

**HOUSING ELEMENT
CITY OF HAWTHORNE**



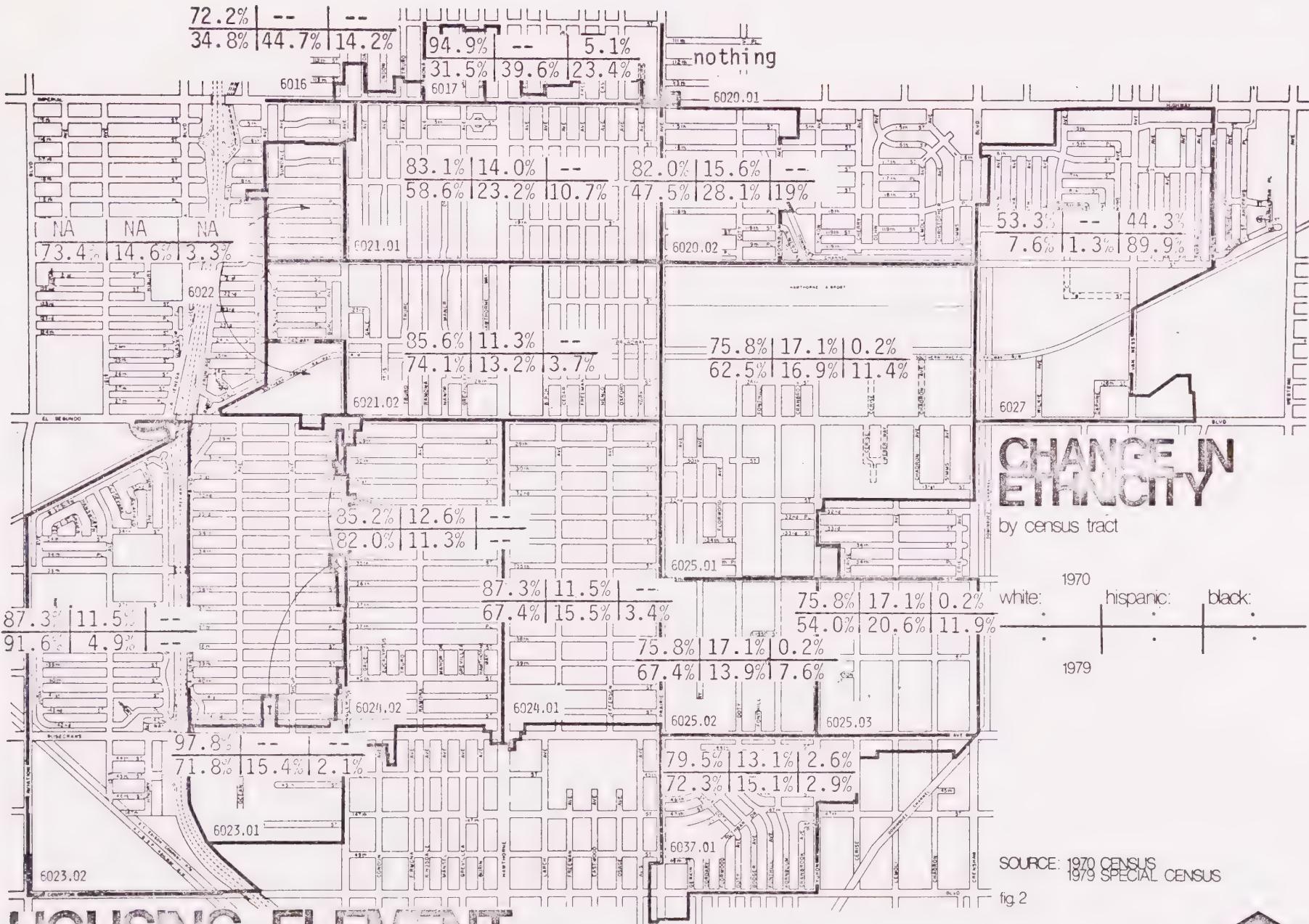
Ethnicity

The City of Hawthorne has experienced some significant changes in the ethnicity of its population since 1970 (See Table 2). The black population has shown the largest percentage increase over this period: rising from 3.2 % of the population in 1970 to 12 % in 1979. Strikingly the white population has shown the largest percentage decrease; falling from 80 % of the population in 1970 to 63 % in 1979. The percentage of the population of Mexican and Spanish heritage increased from 12.8 % of the population in 1970 to 15.6 % in 1979. Persons of Japanese, Chinese, Filipino and Southeast Asian descent represented 4.4 % of the population in 1979.

TABLE 2
CHANGE IN ETHNICITY

	1970 - 1979				
	1970 POPULATION	% OF TOTAL	1979 POPULATION	% OF TOTAL	% CHANGE
WHITE	42,861	80.4%	34,607	63.0%	-19.3%
BLACK	1,727	3.2%	6,595	12.0%	+282.0%
HISPANIC	6,825	12.8%	8,611	15.6%	+26.2%
JAPANESE	686	1.3%	653	1.2%	-4.8%
CHINESE	264	0.5%	483	0.9%	+83.0%
FILIPINO	222	0.4%	693	1.3%	+212.0%
SOUTHEAST ASIAN	NA	—	588	1.1%	—
AMERICAN INDIAN	270	0.5%	234	0.4%	-0.1%
OTHER	499	0.9%	1,879	3.4%	+318.0%
NO RESPONSE	NA	—	250	0.5%	—
NOT CLASSIFIED	NA	—	333	0.6%	—
TOTAL	53,304	100%	54,926	100%	+3.0%

SOURCES: 1970 FEDERAL CENSUS
1979 SPECIAL CENSUS



HOUSEHOLD CHARACTERISTICS

Household Population

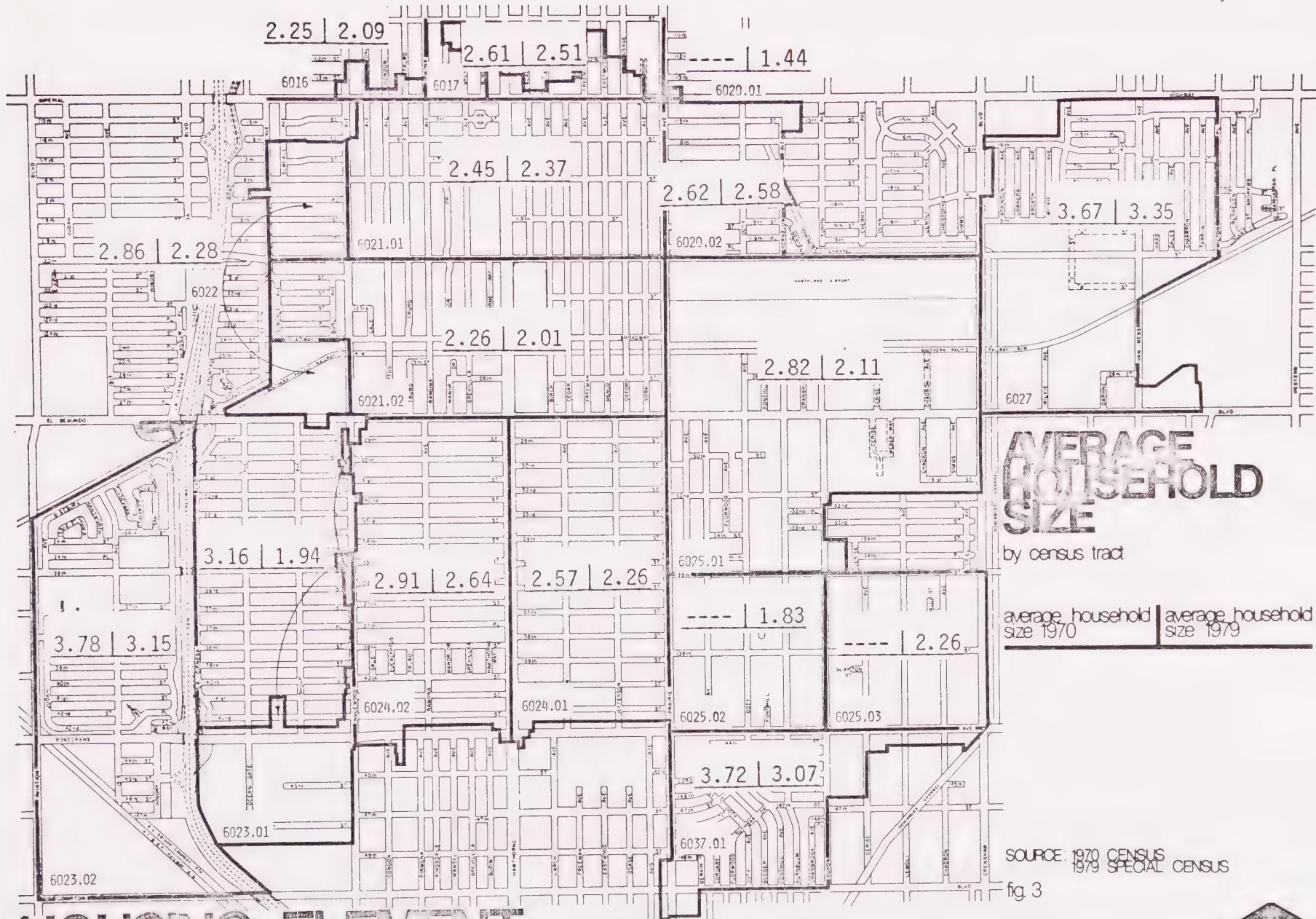
The total household population* in the City increased from 52,877 in 1970 to 54,231 in 1979. This represents a 2.6 % increase. The group quarters population in the City increased by 62.3 % between 1970 and 1979; from 427 persons to 695. (See Table 3). This large increase in group quarters population can be attributed to the additional convalescent homes and special health care facilities which located in the City during this period.

TABLE 3
CHANGE IN POPULATION

	1970 FEDERAL CENSUS	1979 SPECIAL CENSUS	PERCENT CHANGE
TOTAL POPULATION	53,304	54,926	+ 3.0 %
GROUP QUARTERS POPULATION	427	695	+ 62.8 %
HOUSEHOLD POPULATION	52,877	54,231	+ 2.6 %
TOTAL HOUSING STOCK	19,691	23,775	+ 20.7 %
VACANT UNITS	673	769	+ 14.3 %
VACANT FOR SALE	43	87	+ 102.0 %
VACANT FOR RENT	468	489	+ 4.5 %
TOTAL HOUSEHOLDS	19,018	23,006	+ 21.0 %
AVERAGE PERSONS PER HOUSEHOLD	2.78	2.36	- 15.1 %

SOURCES: 1970 FEDERAL CENSUS
1979 SPECIAL CENSUS

* Household population equals total population minus group quarters population. Group quarters generally include institutions, boarding houses and hospitals where five or more persons are living; not related to the person in charge.



HOUSING ELEMENT
CITY OF HAWTHORNE

0 1/8 MILES
1/4



Household Size

Average household size is a ratio between total household population and total occupied housing units. In 1970 this figure was 2.78 persons per household. In 1979, the figure was 2.36 persons per household. This decrease can be attributed to a number of factors such as: a population with more persons 65 years of age or older is more likely to have single person households; young people are leaving home at an earlier age; young people are remaining single longer; and young marrieds are having fewer children. All of these factors contribute to decreasing average household size. It can be assumed that an increase in the number of one and two bedroom apartment units built during the early 1970's and an increase in group quarters population have also served to decrease average household size.

Household Income Characteristics

The median household income of the City of Hawthorne in 1979 was \$14,360. This is slightly higher than the Los Angeles County median household income of \$13,750. In 1970, the median family income for Hawthorne was \$11,285 compared to the Los Angeles County median of \$10,972. Before a comparison can be made between 1970 and 1979 income data, it must be noted that 1970 income data is based on 'family income' whereas 1979 data is based on 'household income'. Therefore, 1970 data comes from 14,199 total families rather than 19,018 households. Family income is generally higher than household income because elderly single persons households, many of which have incomes lower than the median, are not included. As a result of this definitional difference there is a greater range of median income data for 1979 than for 1970.

Low and moderate income families comprised 32.7 % of all families in 1970. In 1979, 35.9 % of all households in the City were classified in the low and moderate income category. Low and moderate income is defined as all households whose annual income is less than 80 % of the Los Angeles County median income. In 1970 and 1979 those levels were \$8,777 and \$11,000, respectively. Table 4 and Figures 4 & 5 show those neighborhoods with high median household incomes and those with concentrations of low and moderate income households.

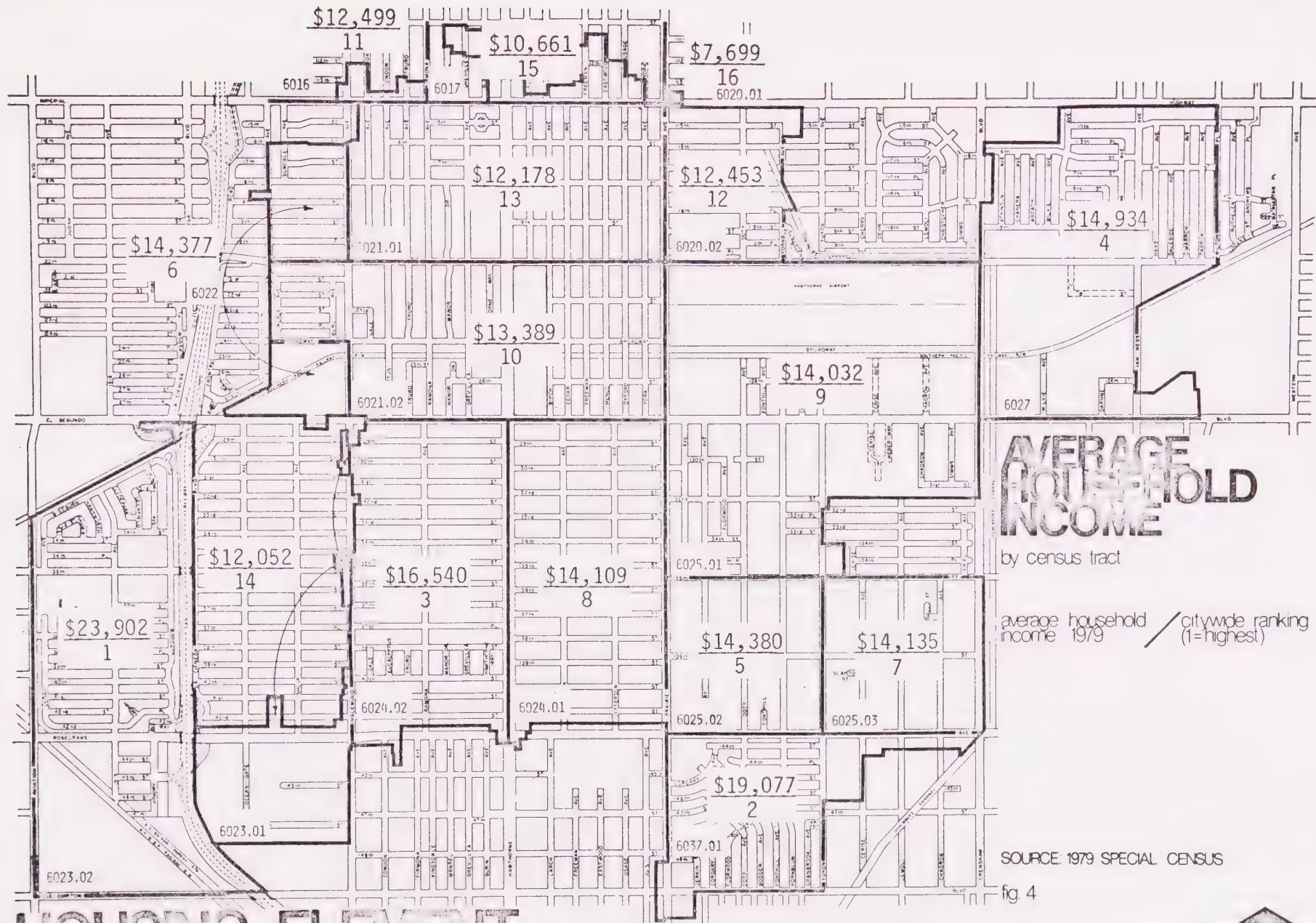
TABLE 4
MEDIAN INCOME

CENSUS TRACT	1970*	1970 RANK	1979**	1979 RANK
6023.02	\$ 14,497	1	\$ 23,902	1
6037.01	\$ 12,780	2	\$ 19,077	2
6027	\$ 12,408	3	\$ 14,934	4
6024.02	\$ 12,077	4	\$ 16,540	3
6023.01	\$ 11,148	5	\$ 12,052	14
6024.01	\$ 10,951	6	\$ 14,109	8
6022	\$ 10,900	7	\$ 14,377	6
6021.02	\$ 10,855	8	\$ 13,389	10
6025	\$ 10,494	9	NA	-
6025.01	NA	-	\$ 14,032	9
6025.02	NA	-	\$ 14,380	5
6025.03	NA	-	\$ 14,135	7
6021.01	\$ 10,423	10	\$ 12,178	13
6020.02	\$ 9,811	11	\$ 12,453	12
6017	\$ 9,361	12	\$ 10,661	15
6016	NA	-	\$ 12,499	11
6020.01	NA	-	\$ 7,699	16

* Family Income

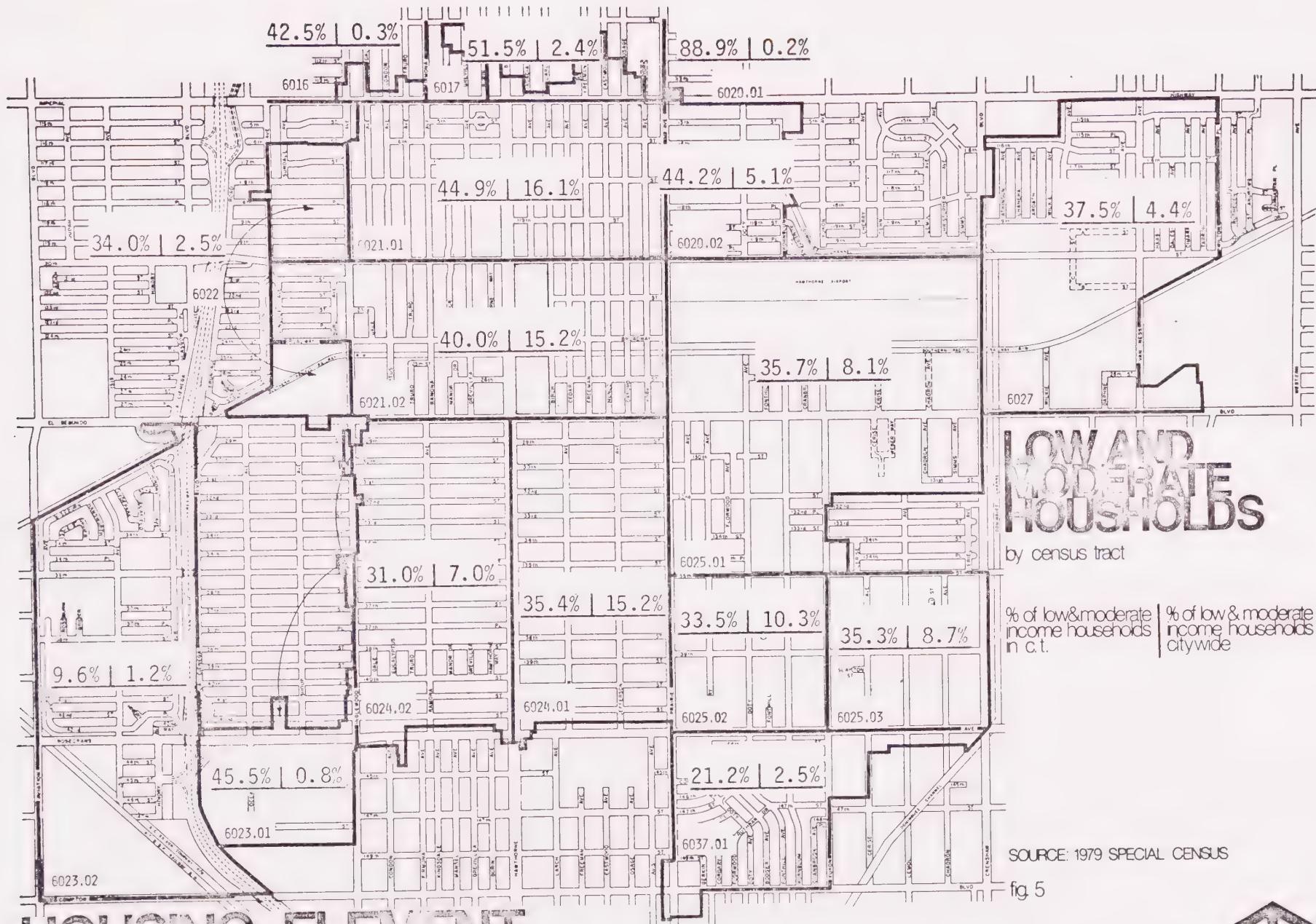
** Household Income

SOURCES: 1970 FEDERAL CENSUS
1979 SPECIAL CENSUS



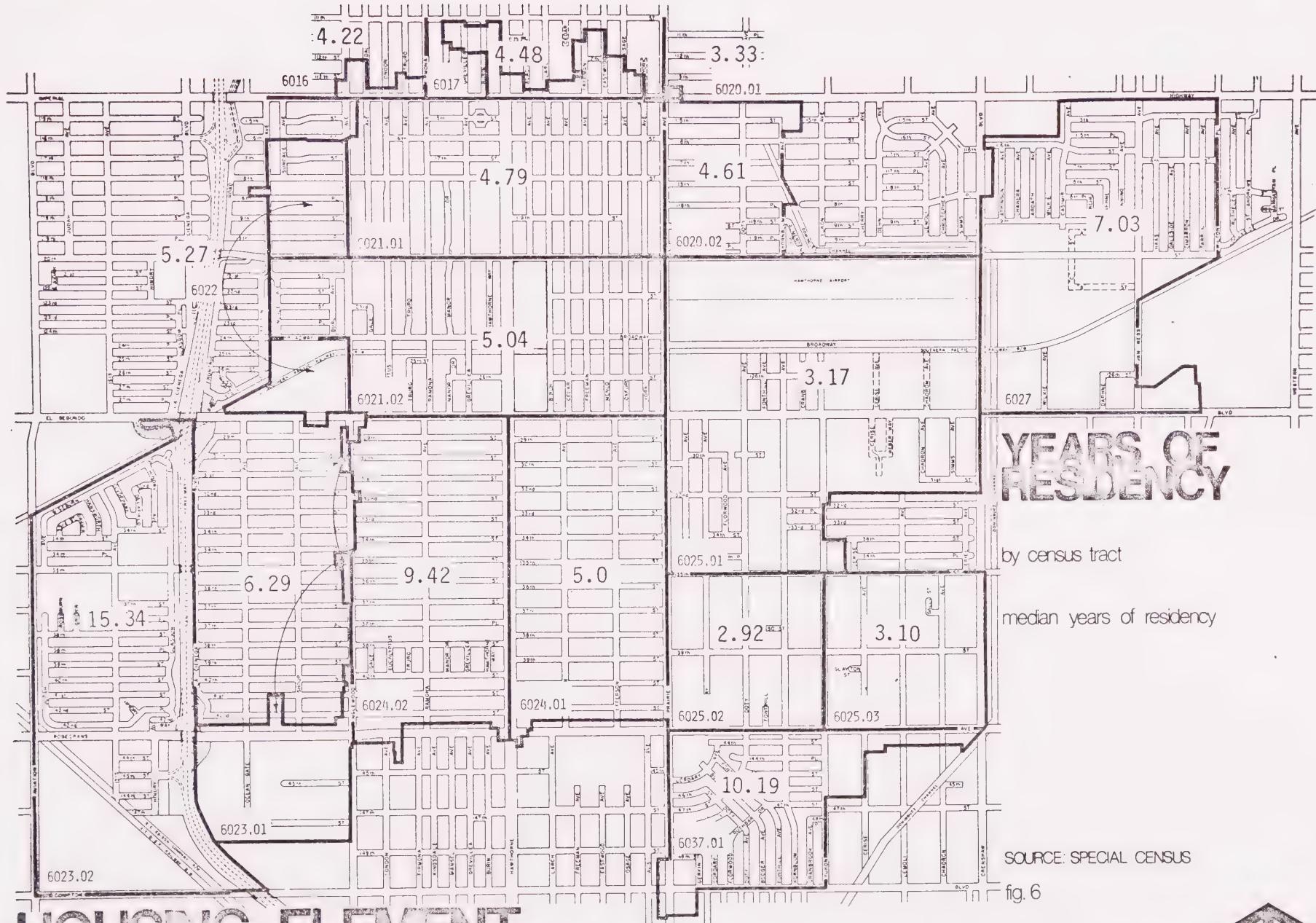
**HOUSING ELEMENT
CITY OF HAWTHORNE**





**HOUSING ELEMENT
CITY OF HAWTHORNE**





HOUSING ELEMENT
CITY OF HAWTHORNE



HOUSING CHARACTERISTICS

Total Housing Stock

The City of Hawthorne's housing stock has increased 20.7 % between 1970 and 1979; from 19,643 units to 23,775 units. Construction of multi-family structures accounted for 90 % of the total increase in housing, most of which were built in Census Tracts 6025.01, 6025.02, 6025.03. As a result the ratio of single family units to multi-family units shifted from 58 %/42 % in 1970 to 42 %/58 % in 1979. Currently, the mix of housing is 41.8 % single family, 7.4 % duplexes, 9.5 % three and four unit buildings, and 41.1 % five or more unit buildings (see Table 6).

Construction Activity

Table 6 shows the number of single-family and multi-family units built each year between 1970 and 1978, and the number of units demolished. As can be seen, most of the construction occurred prior to 1976. A building moratorium in 1973 and then a subsequent reduction of density standards in R-3 and R-4 zones, and increased parking requirements for multi-family residences, may have been the causal factors for the drastic fall in the number of multiple units built after 1973. As a result, new construction from 1977 onward has been predominantly single family residences and condominiums, with the latter accounting for an increasingly larger share of all new housing starts.

Owner/Renter Occupied Units

The percentage of renter-occupied units in the City increased from 59 % in 1970 to 67 % in 1979. This increase coincides with the large number of apartment units built during that period. Census tracts 6016, 6020.01, 6025.02 and 6025.03 had the highest percentage of renter-occupied units. Census tracts 6023.02, 6037.01 and 6027 had the highest percentage of owner-occupied units and likewise the highest percentage of single unit structures (see figure 7).

TABLE 5
HOUSING CHARACTERISTICS

HOUSING TYPE	NUMBER OF UNITS	% OF TOTAL UNITS	PERSONS PER HOUSEHOLD
SINGLE UNITS	9,631	40.5%	3.04
SINGLE ATTACHED	50	0.2%	2.62
DUPLEX	1,699	7.1%	2.52
TRIPLEX	812	3.4%	2.22
FOURPLEX	1,447	6.1%	2.45
5 - 9 UNITS	2,411	10.1%	2.34
10+ UNITS	7,361	31.0%	1.47
MOBILEHOMES	309	1.3%	1.40
MISC.	55	0.2%	1.62
TOTAL	23,775	100.0%	2.36

SOURCE: 1979 SPECIAL CENSUS

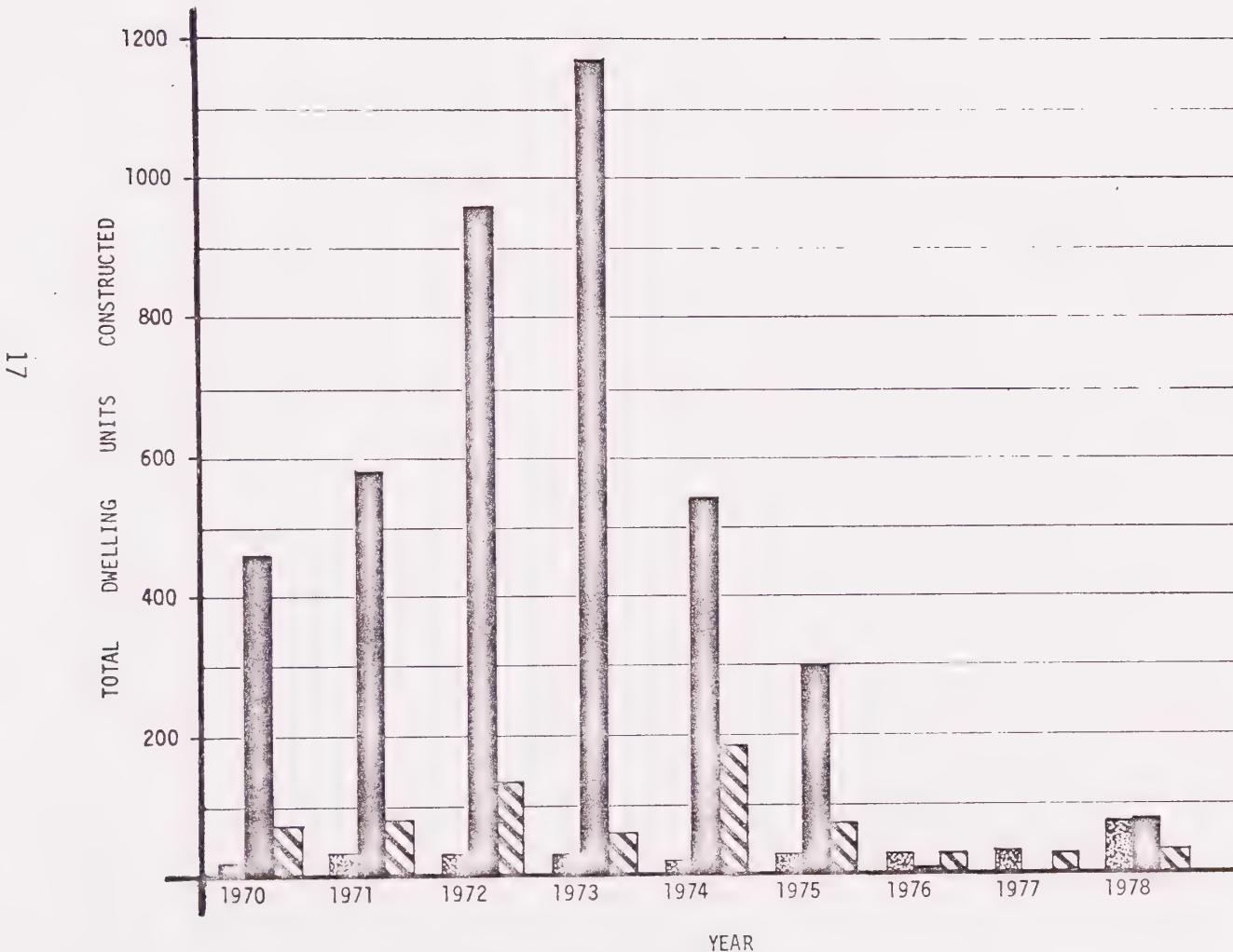
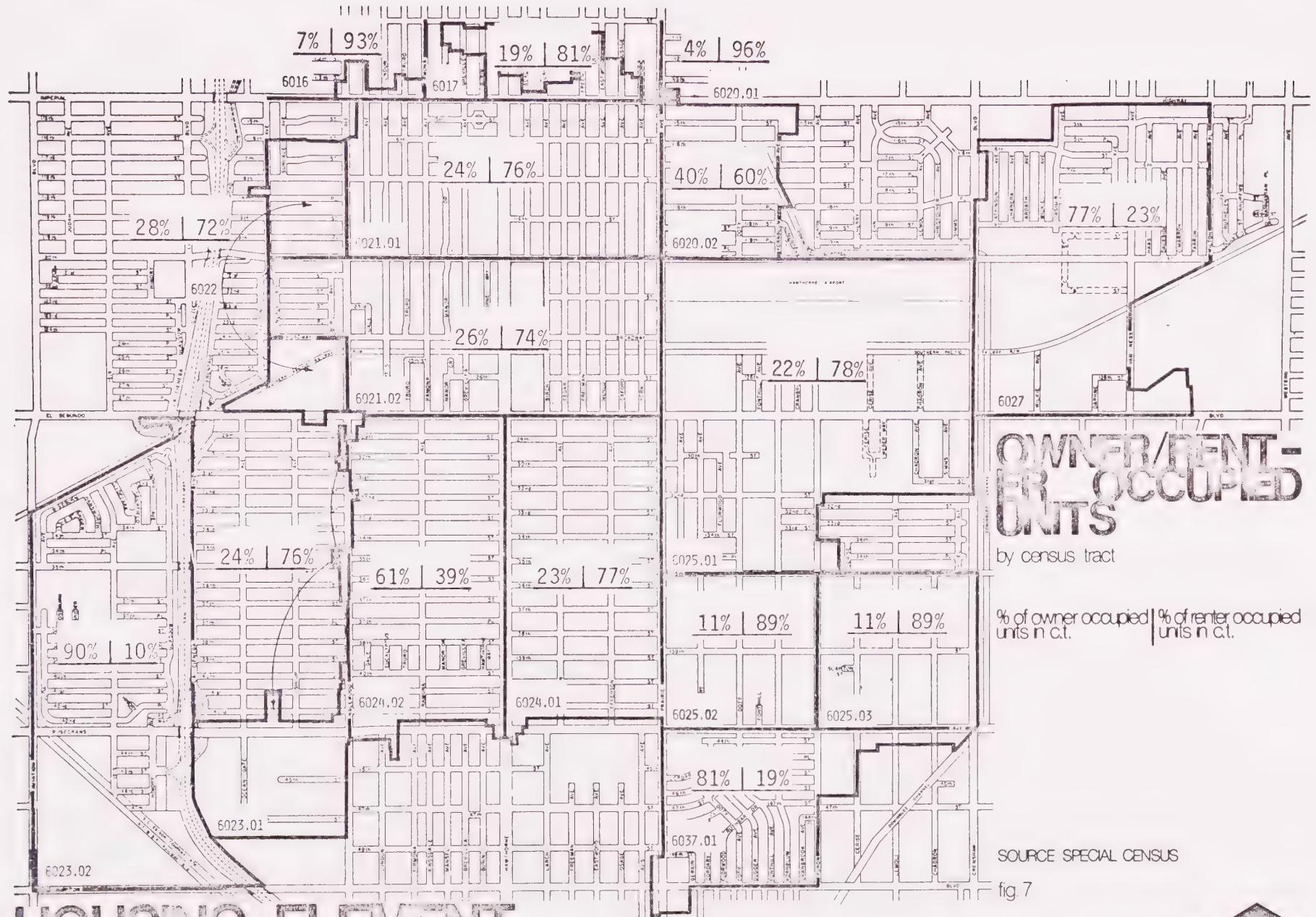


TABLE 6
CONSTRUCTION ACTIVITY

SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
DEMOLITIONS

SOURCES: 1970 FEDERAL CENSUS
 BUILDING AND SAFETY DEPARTMENT
 CITY OF HAWTHORNE
 PLANNING DEPARTMENT
 CITY OF HAWTHORNE



**HOUSING ELEMENT
CITY OF HAWTHORNE**



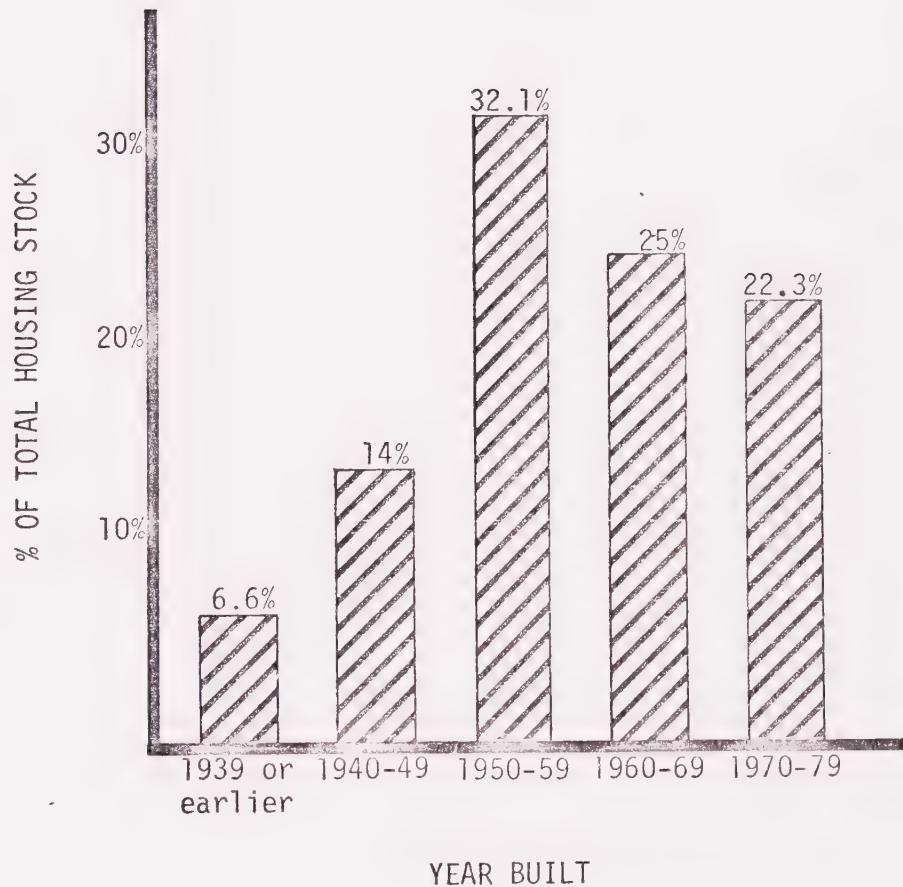
Vacancy Rate

The Special Census states that 769 units or roughly 3.2 % of the housing stock was vacant in 1979. In 1970, 673 units or 3.4 % of the housing stock was vacant. Although the 1970 and 1979 total vacancy rates have remained comparatively unchanged, the owner and rental vacancy rates have changed considerably. In 1970, the owner vacancy rate was 0.55 %, and the rental vacancy rate was 4.02 %. However, in 1979 the owner vacancy rate had risen to 1.14 % while the rental vacancy rate had fallen to 3.05%. Since vacancy rates are a measure of household demand for different housing types, the data indicates that the demand for rental housing has increased since 1970. The rise in the owner vacancy rate is not necessarily an indication that the demand to own a home has decreased, but more likely reflects the increasing difficulty prospective buyers have qualifying for financing. Further impetus to a lower rental vacancy rate occurs as moderate income households are priced out of the home ownership market and must compete in the rental market for affordable housing.

Age of Structures

Table 7 is a cross-section of the age of the City's housing stock in 1979. Approximately 20 % of Hawthorne's housing stock is 30 years of age or older. Almost all of the City's older housing is comprised of single family units. Since replacement of these older units generally does not occur on a one-to-one basis, new construction will invariably lower the ratio of single family units to multi-family units.

TABLE 7
AGE OF STRUCTURES
1979



SOURCE: FEDERAL CENSUS
1979 SPECIAL CENSUS

Condition of Structures

The Planning Department of the City of Hawthorne conducted a citywide "windshield survey" in May, 1977 to determine the physical condition of the City's housing stock and to identify local problem areas. Four major classifications of housing conditions were used in the evaluation of each housing structure by the Planning Department. These classifications were:

- 1). SOUND: The quality of original materials and construction methods used in the structure are acceptable and the structure appears to meet the requirements of the Uniform Building Code.
- 2). UNITS NEEDING ASSISTANCE: The condition of the structure is basically sound, but the quality of various architectural features such as exterior paint, walls, foundations, roofs, windows, chimneys, outside stairways, additions, etc., are in need of repair, replacement, or general improvement in order to be acceptable under UBC requirements. Also taken into consideration was the presence of debris, trash, inoperative vehicles and other equipment found on the property. The restoration of SOUND condition of these structures, can, in most cases, be accomplished by the sole labor of the property owner or resident. In some cases, the expertise of a light general contractor may be necessary while in other cases, the task may require outside financial assistance and the provisions of the necessary tools and materials in order to bring the structure 'up to code'.
- 3). UNITS NEEDING REHABILITATION: Deteriorating units which need more repair than would be provided in the course of regular maintenance. They are deteriorating as evidenced by broken or missing window panes, a shaky or unsafe porch, holes or open cracks over a small area of a wall, etc.
- 4). UNITS REQUIRING DEMOLITION: Dilapidated units which do not provide adequate shelter and in their present condition endanger the health and safety of their inhabitants. They might have such defects as holes, open cracks, etc., over a large area of the foundation or walls, substantial sagging of floors and roof, or extensive damage by fire.

Table 8 represents the results of the windshield survey.

TABLE 8
CONDITION OF STRUCTURES

<u>Census Tract</u>	<u>Total Units</u>	<u>Sound Units %</u>	<u>Units Needing Assistance/%</u>	<u>Units Needing Rehabilitation/%</u>	<u>Units Needing Demolition/%</u>
6016	62	38/61%	19/30%	5/8%	-0-
6017	472	375/79%	66/14%	24/5%	7/1%
6020.02	1117	1004/90%	93/8%	16/1.5%	4/0%
6021.01	2984	2740/92%	174/6%	69/2%	1/0%
6021.02	3271	3180/97%	63/2%	19/0.5%	9/0%
6022	632	569/90%	45/7%	18/3%	-0-
6023.01	152	138/91%	12/8%	2/1%	-0-
6023.02	1052	994/94%	49/5%	9/1%	-0-
6024.01	3354	3245/97%	86/2.5%	17/0.5%	6/0%
6024.02	2006	1925/96%	70/3.5%	11/0.5%	-0-
6025.01	2107	1950/93%	123/6%	22/1%	12/0.5%
6025.02	2551	2364/93%	166/6.5%	11/0.5%	10/0.5%
6025.03	2018	1863/92%	130/6%	23/1%	2/0%
6027	1018	945/93%	61/6%	12/1%	-0-
6037.01	950	870/91%	57/6%	7/1%	16/1.7%
	23746	22200/93.5%	1214/5.1%	265/1.1%	67/0.3%

SOURCE: 1979 SPECIAL CENSUS

Median Rent

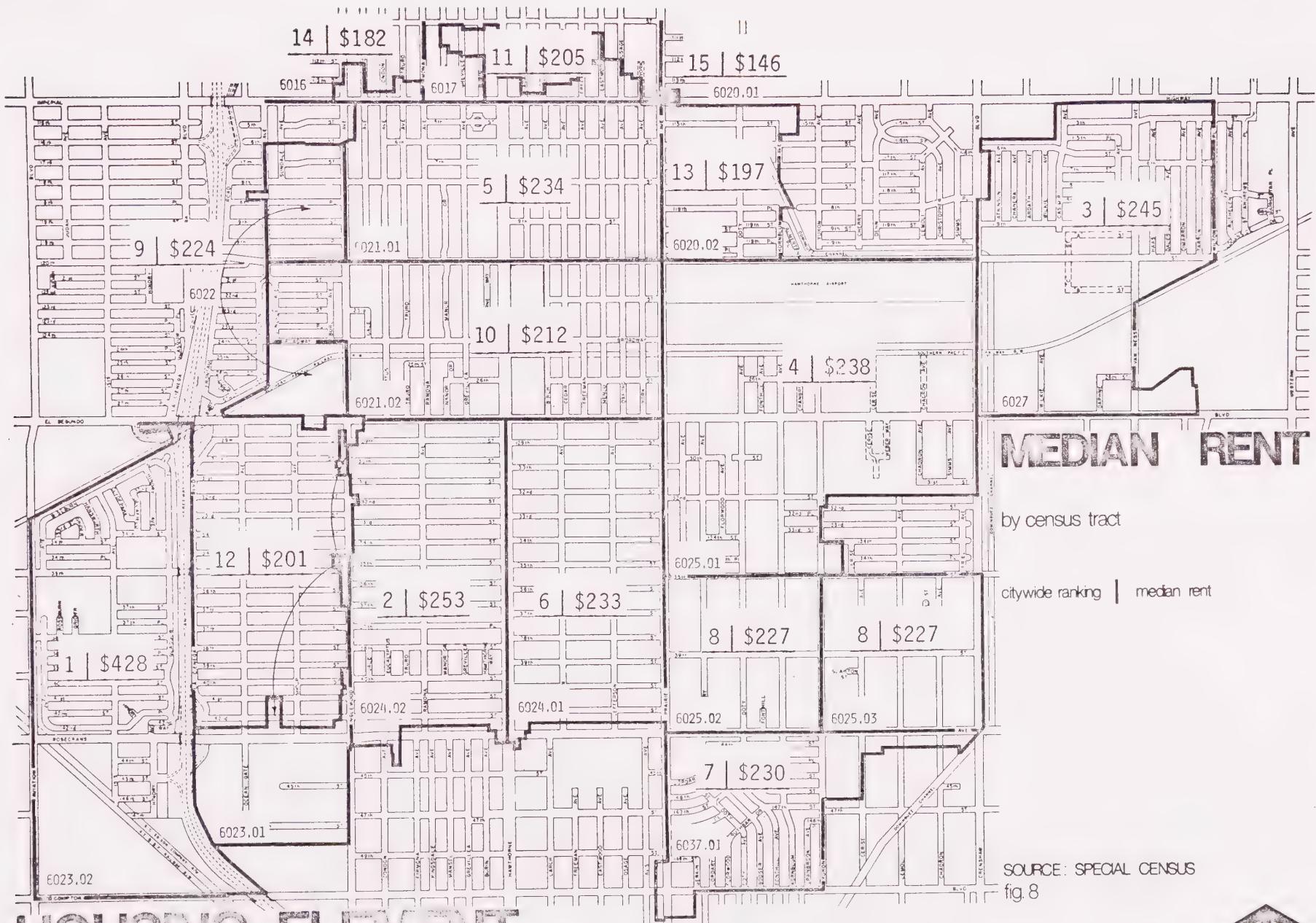
The City-wide monthly median rent in 1979 was \$228. Median rent levels ranged from \$145 in Census Tract 6020.01 to \$428 in Census Tract 6023.02. Because of inflation a meaningful comparison cannot be made between 1970 and 1979 rental values. Table 9 indicates the number of units in each rental category by census tract. Figure 8 shows the range in median rent by census tract.

(See Appendix A for 1981 rent levels.)

TABLE 9
NUMBER OF RENTAL UNITS BY MONTHLY RENT
BY CENSUS TRACT IN HAWTHORNE IN 1979

Census Tract	Rental Categories									Total	Median	Median	
	\$100	\$101- 125	\$126- 150	\$151- 200	\$201- 250	\$251- 300	\$301- 350	\$351- 400	\$401- 500	Rental Units	Rent 1979	Rent 1970	
6016	4	7	8	10	20	2	0	0	0	51	182.49	N.A.	
6017	4	17	30	92	106	36	11	9	2	1	308	205.18	129.00
6020.01	0	1	12	9	0	0	0	0	0	0	22	145.83	N.A.
6020.02	18	34	69	142	79	75	35	34	15	7	508	196.83	127.00
6021.01	36	40	91	462	578	401	235	114	82	15	2,054	234.42	137.00
6021.02	44	73	139	670	645	300	160	71	42	13	2,157	211.82	128.00
6022	8	12	25	94	119	65	40	16	10	3	392	223.94	119.00
6023.01	2	8	10	30	32	13	3	3	0	0	101	200.78	155.00
6023.02	0	2	5	10	2	3	5	11	38	21	97	427.63	216.00
6024.01	44	46	109	526	733	465	269	115	77	26	2,410	232.74	145.00
6024.02	11	20	32	101	156	150	94	57	36	3	660	253.33	138.00
6025.01	15	10	29	331	456	326	184	74	36	10	1,471	238.43	(
6025.02	32	24	58	398	977	335	168	66	31	6	2,095	227.40	(150.00)
6025.03	107	37	59	269	632	249	164	83	26	4	1,630	227.13	(
6027	1	1	37	27	24	24	26	26	6	3	175	244.79	185.00
6037.01	7	4	12	36	41	15	11	20	17	4	167	229.87	141.00
6037.02	-	-	-	-	-	-	-	-	-	-	-	N.A.	N.A.
Total	333	336	725	3,207	4,600	2,460	1,405	699	418	116	14,299	227.70	140.00

SOURCE: 1970 U.S. CENSUS AND 1979 SPECIAL CENSUS



II HOUSING NEEDS AND CONSTRAINTS

A. NEEDS

Needs establish the foundation for defining goals, formulating policies and implementing programs. Housing needs are usually discussed in the context of four factors: QUANTITY; COST DISTRIBUTION; QUALITY AND OPPORTUNITY.

1. QUANTITY

The City of Hawthorne housing stock includes a variety of housing types: single family dwellings, duplexes, apartments, condominiums, mobilehomes and trailers. A balanced residential stock is achieved when the quantity of all such units is sufficient to meet the demand of households having varying preferences, incomes, family size and lifestyles.

The gross number of housing units which will be needed by the year 1985 is a function of population growth and household size. The City's population is expected to increase by approximately 1730 persons between 1980 and 1985, from 54,926 to 56,656. The average household size of 2.36 persons is expected to remain relatively stable over the next five years because of the City's ethnic characteristics and housing supply. This will result in 733 families looking for shelter by 1985.

To replace units in need of demolition, alleviate overcrowded conditions (1.01 or more persons per room by U.S. Census definition of overcrowding) and keep pace with population change for existing and new households, the City's housing supply should increase by at least 198 new units each year between 1980 and 1985. This future housing can be provided by a variety of means ranging from preservation of the existing housing stock to the construction of new housing in appropriate areas.

TABLE 10
HOUSING PROJECTION

	Special Census	Projected
	1979	1985
Total Housing Units	23,775	24,267
Vacancy Rate	3.2 %	3.7 %
Occupied Units	23,006	23,369
Household Population	54,231	55,656
Persons/Household	2.36	2.36

a). Preserve Existing Housing Stock

Projections indicate that approximately 98 % of the City's housing units will still be part of the 1985 stock. This assumes that the City will be able to preserve the approximately 22,050 housing units in sound condition in 1979 as well as to rehabilitate approximately 1227 units.

TABLE 11
ESTIMATED YEAR 1985
HOUSING UNITS

Source of Units	No. of Units
1979 Sound Units (Estimate)	22,050
1979 Units to be Rehabilitated	1,227
New Construction	990
Total 1985 Housing Units	24,267

The limited amount of land available for new construction, the aging of existing structures, the increasing cost of construction, the high cost of financing housing ownership, upgrading and providing new public services and governmental processes act to preserve existing housing.

b). Provide New Construction

To meet the City's 1985 demand for housing, approximately 990 units of new housing will be necessary. If new housing construction falls short of this target and present population

growth trends continue, it is envisioned that the cost of housing will rise at a faster rate and the demand for housing units and the current degree of overcrowding will increase.

The following statistics illustrate the City census tract areas where the incidence of overcrowding is highest. Overcrowding data concerning all units having 1.01 or more persons per room was not broken down for owner or renter occupied units, nor by minority groups.

TABLE 12
INCIDENCE OF OVERCROWDING

Census Tract	Percentage of Total Units with 1.01 or More Persons Per Room
6016	-0-
6017	16.5
6020.01	-0-
6020.02	10.0
6021.01	4.9
6021.02	4.6
6022	4.2
6023.01	8.9
6023.02	7.0
6024.01	5.5
6024.02	5.0
6025	11.5
6027	10.7
6037.01	9.6
6037.02	-0-

SOURCE: 1970 Census

If population growth exceeds new construction activity, the incidence of overcrowding will probably increase. With the City's current population growth rate of .338 % per year and the estimated increase in housing at 198 units per year, overcrowding should not become a problem.

The constraints we have experienced, the lack of construction activity producing rental units, the current trend towards condominiums and planned unit development and escalating land and housing financing costs, constrict the supply/demand necessary for the City. Therefore, for the next five years new construction of apartments is encouraged over single-family and other types of residential construction to achieve a balanced residential stock.

2. COST DISTRIBUTION

The gap between the cost of decent housing and what people can afford to pay is growing. While some families can afford to pay more than 25 % of their gross income for housing, (a standard measure of affordability), many cannot.

A majority of middle income families, especially first time buyers, are finding it difficult to obtain affordable housing at today's costs. Lower income families, however, have had the most difficulty, particularly the elderly and large family households.

A survey conducted by the Hawthorne Planning Department indicated that although efforts are directed towards making adequate housing affordable for all income groups, incomes have increased only slightly since 1970, whereas housing costs have more than tripled. The effect of this widening gap is a severe limitation on housing choices. Other impacts include continued overcrowding as households double-up to reduce costs, and a decline in neighborhood quality when households have less money to spend on maintenance.

The 1970 median value of single-family homes in the City was \$24,000. A survey conducted by the Hawthorne Planning Department indicated that the 1979 average sales price of an existing three-bedroom home was approximately \$86,000. New home costs range from over \$95,000 to approximately \$200,000. The highest home values generally occur in the Holly Glen area west of the San Diego Freeway and the lowest in the north central portion of the City between West 120 Street and the northerly City boundary.

The strong demand to reside in Hawthorne, the lack of new apartment construction activity and the conversion of existing apartments into

condominiums in the surrounding areas are the biggest factors serving to increase rents. Although conversions are not as critical an issue in the City itself, surrounding communities have experienced major concerns that their balance between renters/owners has changed. In Hawthorne there has been virtually no construction of family apartments since 1973. This has been linked to the cost of construction and the return on rent.

3. QUALITY

The majority of the housing stock in the City is sound. However, there are scattered instances where the lack of maintenance and overall structural quality show that not all of the housing stock is in good condition. Comparable data on value of real property and contract rents does not readily reflect the areas where housing quality is poor or in need of rehabilitation because the demand for residency in the Hawthorne area remains high. Vacancy rates in Hawthorne and surrounding the City reflect that trend.

a). Rehabilitate or Replace Substandard Housing

The Condition of Structures survey conducted in 1977 by the Planning Department, found 1,546 of the City's housing units in need of rehabilitation assistance and/or replacement. The most recent SCAG analysis of housing conditions indicated that 6.7 % (1,546) of units are substandard; 95 % of which are suitable for rehabilitation. Additional units will also move into the substandard category by 1985. The largest concentration of substandard units are found in the neighborhood areas in the north, east and southeast areas of the City. Many of these units are lower in value and house elderly and lower income households. Rehabilitation should be encouraged whenever appropriate since it is generally less expensive (\$3,000 to \$11,000 per unit) than demolition and reconstruction.

b). Promote Neighborhood Quality

Neighborhood quality in the City of Hawthorne is dependent on factors such as safe surroundings, adequate public facilities and services. The City's neighborhoods with their proximate

location to schools, churches, parks, employment areas, transportation routes, etc. create a quality that is demanded by many families in choosing a place to live. To a great extent the future of the City of Hawthorne and surrounding jurisdictions is tied to the quality of their neighborhoods. Protection against the intrusion of such adverse environmental conditions as vehicular and industrial noise and traffic, visual blight, and other health hazards which can contribute to the unattractiveness of neighborhoods and act to encourage social and economic decline is essential.

4. OPPORTUNITY

Equal access and opportunity are essential in assuring that adequate and affordable housing can be secured by all economic groups.

a). Expand Opportunities for Lower Income and Minority Households to Secure Adequate Housing and Provide Housing for Special Needs Groups

The lower income groups residing and expected to reside in the City of Hawthorne have the same needs for quality shelter as higher income groups, but, because they earn less, are forced to pay a substantially greater proportion of their income for shelter. These individuals have a limited choice. They tend to double-up and live in overcrowded conditions to attain better quality within affordable limits. Rapid increases in new and existing housing costs, as has happened in the past few years, have resulted in lower income households inability to successfully compete for decent, affordable housing.

In 1979, there were approximately 3,621 lower income households in need of housing assistance: (lower income households are defined as incomes where the family earns annually less than 80 % of the Los Angeles County median income of \$ 14,000), 1099 were classified as elderly households, 250 were classified as handicapped, 1950 were classified as small family households

and 322 were large family households. Thirty-two percent of the households requiring assistance were minority households, with Hispanic households having the greatest need for assistance. Sixty percent of all households needing assistance were female-headed. It is estimated that approximately 751 additional households may also need housing assistance by 1985 based on the City's growth rate.

The City of Hawthorne's objective is to expand housing opportunities for lower income households but avoid concentration of such groups. However, the constraint to homogeneous dispersion throughout the City is chiefly economic. The areas having the largest percentages of low income households are characterized as having the lowest quality, values and rents which in effect constitute affordable opportunities for such groups. Programs available to the citizens that combat any or all of these factors are supported by the City and will be provided whenever possible.

To improve housing opportunities for lower income households, the following criteria should be considered in determining sites which may be suitable for lower income housing:

- Compatibility with the General Plan.
- Absence of detrimental conditions, i.e. environmental pollutants such as noise, blighted conditions and natural hazards such as seismic faults.
- The housing will not cause a predominance of lower income residents in the area
- The housing should be located on sites that are small in size.
- Essential community facilities and services such as public transportation, schools, recreation and employment and shopping areas should be reasonably accessible.

The elderly although usually in the lower income category, may or may not be in as great a need for assistance if they own their own home and have sufficient income to maintain their shelter. However, those elderly persons on fixed incomes who do not own a home, or bought one late in life, are in the greatest need. Opportunities to provide housing for elderly persons are of highest priority.

Many of the criteria for lower income housing also applies to housing for the elderly. The following criteria, however, should apply specifically to elderly housing:

- Relatively flat site to ensure mobility.
- Within reasonable walking distance to grocery, drug and department stores, restaurants and cafeterias, hair dressers banks, health care facilities, churches and recreational facilities.
- The absence of nuisance factors such as excessive noise.
- Good lighting and safe street crossings on and around the housing site.
- The availability of special supportive services such as meal delivery 'Dial a Ride', shopping assistance and emergency and long term medical care.

B. HOUSING CONSTRAINTS

There are a number of constraints which are imposed on the housing market that may inhibit the ability of the City of Hawthorne to meet its housing needs. Many of these constraints are not unique to Hawthorne and may require regional, statewide or federal assistance to alleviate.

1). Unavailable Vacant Land

The cost of vacant land for new housing construction in the City of Hawthorne is a function of its scarcity as well as the number of units that can be located on any parcel. The Planning Department estimates approximately 52 percent of the City is zoned residentially with an approximate potential for development of 35,042 dwelling units.

TABLE 13

MAXIMUM NUMBER OF DWELLING UNITS

Residential Zone Classification	Acres	Maximum Dwelling Units Per Acre	Maximum Units
R-1: Low Density	999	8 du/ac	7,992
R-2: Medium Density	250	17 du/ac	4,250
R-3: High Density	356	40 du/ac	14,240
R-4: Maximum Density	214	40 du/ac	8,560
Maximum Number of Units Including New Units: 35,042			

The amount of vacant residential land is estimated to be less than 11.0 acres. The majority of this vacant land is zoned for High Density Residential and Maximum Density Residential and is located in the southeast neighborhoods of the City. This area has the potential for providing approximately 9.5 acres of Maximum Density Residential development or 380 new units. The remainder of the vacant land, 1.5 acres, is zoned Low Density and Medium Density Residential, providing a much lower potential for new units.

With less than 1.5 percent vacant land available for residential development, the future supply of low density and medium density housing will be dependent on in-fill and recycling of existing units.

2). Increased Demand

The pressures of increasing demand have resulted in inflated market prices. Low vacancy rates, especially for renter-occupied units, is an indicator that additional units are demanded in the the City of Hawthorne. Because a minimal amount of apartment construction activity has occurred since 1973, it is envisioned that competition for rental housing will continue to cause prices to increase during the next five years. Programs to encourage new construction of rental housing and expand existing rental development are positive steps to minimize this constraint.



3). Increased Cost of Housing

Housing prices are directly affected by increases in the cost of land, labor and materials. Housing cost figures released in 1978 by the Construction Industry Research Board provide a realistic perspective of the startling increase in the cost of shelter since 1970 within Los Angeles County. Improved land costs in Hawthorne can be seen to be even higher than those for the County. Improved residential land sells as high as \$18 to \$30 a square foot.

TABLE 14

* CHANGE IN MEDIAN COST OF NEW SINGLE-FAMILY DETACHED HOUSING
IN LOS ANGELES COUNTY BY COST COMPONENT

COST COMPONENT	1970-1977				PERCENT CHANGE
	1970	1970 PERCENT	1977	1977 PERCENT	
COST	DISTRIBUTION	COST	DISTRIBUTION	1970-1977	
Construction:					
Labor	\$ 6,560	20.9 %	\$ 11,800	17.7 %	79.9 %
Materials	11,020	25.1	19,800	29.8	79.7
Total Cost of Construction	17,580	56.0	31,600	47.5	79.7
Improved Land	6,600	21.0	17,300	26.0	162.1
Financing	2,040	6.5	6,000	9.0	194.1
Overhead	1,570	5.0	3,325	5.0	111.8
Profit	2,200	7.0	4,975	7.5	126.1
Other	1,410	4.5	3,300	5.0	134.0
TOTAL COST	\$ 31,400	100 %	66,500	100 %	111.8 %

High interest rates and the scarcity of mortgage financing also have had an enormous affect on the cost and quantity of housing because financing is one of the largest components of housing costs for both construction and purchase. In Southern California, mortgage interest rates have varied from 7.5 % to 17 % since 1970. Financing on larger projects have been known to go as high as 19 %.

* Source: National Association of Home Builders, Compiled by Construction Industry Research Board, 1978

4. Speculation

Many homes, apartment buildings, vacant lots and condominiums are sought for profitable resale after a short holding period for appreciation while other such dwellings are sought for personal occupancy. It is the 'quick' profitable resale in addition to the buying and selling of homes for personal occupancy that further increases the cost of housing to subsequent buyers.

5. Employment

Unemployment in the City of Hawthorne can represent a constraint because of its implication on housing. Unemployment lowers household income, increases the demand for lower priced units, makes it extremely difficult for many to make payments and to pay for maintenance costs, and as a result, encourages over-crowding such as two-family households.

6. Eliminate Discrimination in Marketing and Financing of Housing

While there is no evidence in Hawthorne that discrimination because of race, ethnic background, sex or age exists, such discrimination would preclude persons from owning or renting a home. Groups frequently discriminated against are the highly mobile, ethnic minorities, elderly, single parent, young adults and large families.

7. Maintenance

The lack of tenant knowledge of maintenance skills contributes to housing deterioration.

8. Government Attitude

Federal Housing assistance programs for lower-income people have been available since the 1930's. However, there has been a general reluctance to use these programs because of the burdensome administrative requirements of Federal programs.

9. Reliance on Property Tax

Local government reliance on the property tax may encourage land use decisions counter-productive to attainment of the City's current housing needs. The current political atmosphere in the aftermath of Proposition 13 may tend to restrict the supply of lower cost new housing by encouraging residential developments that yield higher assessed valuations.

10. Land Use and Building Codes

Land use codes and building regulations and their processes are established to protect the public health and safety and ensure environmental quality and in themselves are necessary fixed costs of housing. However, such code and regulations which are not flexible enough for changes brought about by new technologies, development standards and environmental regulations do not serve to lower the cost of housing.

11. Unpredictable Housing Funds

Unpredictable housing funding is a major constraint to providing adequate housing. The supply of housing funding has historically fluctuated. The Federal and State Government must be urged to provide an adequate, predictable and steady flow of capital to assist the City in dealing with those aspects of the housing program which are beyond local capabilities.

III HOUSING PROGRAM

The methodology used for the development of the Goals, Policies and Implementation Objectives was based on a comprehensive review and analysis of existing housing problems and goals before drafting new statements to fit the changes in the community.

A. GOALS:

Goals for the Housing Element of the City of Hawthorne are a statement of "community-wide desires". These goals are considered to be the minimum requirements for adequate, safe and affordable shelter for all citizens of the City of Hawthorne.

During the next five years the fulfillment of these goals will be achieved through public participation and private investment.

The private investor will provide shelter that will meet the provisions of the zoning and building regulations of the Hawthorne Municipal Code. In addition to City government and other levels of government, private institutions and housing industry related professionals will provide information, programs, financial support, marketing and construction of housing for all citizens.

HOUSING GOALS:

1). Quantity

To maintain and promote the provisions of adequate shelter for the City population regardless of income, age, race, ethnic background or marital status.

2). Quality

To maintain housing in sound condition in neighborhoods which are safe, healthful, aesthetically pleasing and located in close proximity to public services and utilities.

3). Cost and Opportunity

To maintain and promote open and free choice of housing for all.

B. POLICIES:

Policies are established to serve as linkage between the general housing goals and the implementation objectives and housing programs.

- To encourage the maintenance of the existing housing stock in good condition while at the same time preserving affordability.
- To encourage the development of low, medium and high density housing that serves as buffers between less restrictive uses and major streets.
- To encourage an adequate vacancy rate to ensure housing choice.
- To encourage innovative uses of federal and other programs that will provide housing.
- To support the dispersion of low income housing.
- To encourage and support public and private efforts to eliminate all forms of discrimination in housing.
- To ensure the highest and best residential development pattern consistent with approved general and specific land use patterns.
- Encourage and support the incorporation of energy saving devices, materials and appurtenances in all residential structures.
- Support policies and programs of other levels of government that act to reduce the costs and make housing more accessible to persons of greatest need.

C. OBJECTIVES:

Guided by the Policies, the Objectives set the aims for programs and projects the City should carry out to achieve its Goals. The housing industry, the housing professionals, the suppliers and the public, along with the City Administration, all have an interest in the quantity, quality, cost and availability of housing. The City will continue to operate existing programs, establish new programs and support housing policies at all levels of government for the health and general welfare of its citizens.

The purpose of the Housing Element is to:

- Sustain the production of new housing in the City at about 198 units each year between 1980 and 1985 for all income ranges.

- Sustain the quality of the existing housing stock by maintaining consistency with other elements of the general plan and specific area plans and by providing the public facilities required to serve the projected increase in population of the City.
- Protect the amenities of existing residential neighborhood areas by establishing policies and standards which discourage encroachment of inharmonious uses and encourage the elimination of sub-standard or conflicting uses and other undesirable conditions often found in older residential areas.
- Sustain the City's rent mediation board to monitor tenant/landlord disputes; to keep the escalating cost of rental housing at an affordable range and prevent the quality of existing rental housing from becoming substandard.

D. IMPLEMENTATION:

There are a wide range of housing issues affecting the quantity, quality and cost and availability of housing in Hawthorne. The housing Goals project an ideal state toward which an effort should be directed but success is achievable only through a commitment on the part of citizens and elected officials. Therefore, if the City of Hawthorne is to correct existing housing problems and improve the overall quality and supply of housing within the community it must encourage and solicit private investment through coordinated government programs for housing in the following areas:

1). Planning Techniques for Implementation

There are various techniques in planning which can be used to implement the Housing Element programs in a manner which is beneficial to the City:

- a). Zoning Ordinance: Title 17 of the Hawthorne Municipal Code prescribes development standards for residential uses and property development.
- b). Specific Plans: In areas where detailed study has recommended significant changes, concentrate on policies and programs as well as physical development in the specific plan.

- c). Plan Review: Incorporate Housing Element policies, programs and land use recommendations into the individual development evaluation process.
- d). Planning Commission Actions: Incorporate Housing Element policies and programs into actions regarding individual residential development projects, Variance, Change of Zone, Subdivision and other applications requiring Planning Commission approval.

2). Ongoing Local Programs

In order to maintain orderly growth and quality housing for all segments of the population, the City of Hawthorne has highlighted several programs that can be accomplished, for the most part, by the Planning Department, the Redevelopment and Community Improvement Department, the Building and Safety Department and the Public Works Department.

a). Current Planning

The Planning Department will continue the dissemination of zoning, planning and subdivision information, enforce zoning and subdivision regulations, including the processing and accompanying work that is applied to all applications for development. The Planning Department and the Planning Commission will, through ongoing review and amendments to the Zoning Ordinance, seek ways to make housing more affordable by eliminating the inequities and inconsistencies in the Zoning Code which constricts housing development and by developing incentive development standards as a bonus for construction of housing for special need groups, such as the elderly and handicapped whose lifestyles and living needs are significantly different from the general population.

b). Community Improvement Department

1). Housing and Community Development Block Grants:

The most recent and perhaps the most progressive program is the City's involvement in the Federal Government's Housing and Community Development Block Grant Program.



This program, established under the 1974 Housing and Community Development Act (HCDA) as amended in 1977, provides the City with a 100% grant for the funding of a wide range of community development activities. The block grants enable the City to develop specific programs to meet the specific needs of the community. The emphasis and intent of the Housing and Community Development Act is to focus on housing activities, new construction, rehabilitation and conservation programs for persons of low and moderate income, the elderly and the handicapped.

Funds are used to stimulate private investment, construct physical improvements for public purposes and provide matching funds for coordinated involvement with other governmental agency programs.

2). Rental Assistance

The City is participating in the H.U.D. "Section 8" rental assistance program. The Section 8 program provides subsidies for existing rental units, new housing construction and moderate and substantial rehabilitation of existing housing. The new construction program allows for higher rent levels than for existing units. A household must meet the program's income limits of 80% of the County median income, adjusted for family size, to participate in the program. Provisions for "housing assistance payments" to owners, developers and public housing agencies make up the difference between the "fair market rent" of a unit and the tenant's contribution toward the rent. Depending upon the circumstances the renter's payment can range between 15% to 25% of their income.

3). Rehabilitation Loan Program "312"

Although not as yet utilized by the City of Hawthorne,

the '312' program is available from H.U.D. and provides property owners of one to four units in specific target areas a 3% rehabilitation loan to bring their residential property up to local codes. The loan can be up to \$27,000 per unit and can be amortized over a 20 year period.

4). Economic Development

The Urban Development Action Grant Program (UDAG) is a new source of federal funds. Although the City is not currently involved, the program is useful as an economic development tool to create partnerships among government, community and private industry to overcome problems of development and encourage private investment.

3). New Programs

In order to maintain orderly growth within the context of a changing physical, social and economic region, the City of Hawthorne has highlighted new programs that can be accomplished and should be incorporated into its future planning.

a). Manufactured Housing

New techniques in the production of mobile homes have brought about opportunities for decent safe and affordable housing on a permanent basis. The construction of mobile trailers which meet the structural specifications and criteria of the National Mobile Home Construction and Safety Standards Act of 1974 can be placed on a permanent foundation system and occupied as permanent residential structures.

The establishment of dwelling units on vacant lots, on lots with existing units or new planned development schemes should add a new dimension to the variety and styles of housing in Hawthorne. The Zoning Code has been amended to ensure architectural compatibility between manufactured styles and existing and new on-site types.

The City Building and Safety Department and the Planning Department will be incorporating the necessary administrative responsibilities to ensure that the intentions of the new regulations and the architectural integrity between existing and manufactured housing units is safeguarded.

b). Mobile Home Parks and Trailer Parks

Existing Mobile Home Parks and Trailer Parks in the City are in poor condition. On-site circulation, privacy and overall premise design in all parks should be upgraded. However, because of insufficient lot area requirements, pursuant to current zoning standards, existing parks have not chosen to modify or upgrade existing premises conditions. New development standards for mobile home and trailer parks should be developed to foster improved conditions and upgrade the quality of such neighborhoods irrespective of the size of such facilities.

Site design schemes of well planned mobile home parks, circulation standards, trailer park areas, utility hook-ups, recreational open space areas, off-street parking areas, etc, should all be studied. After review, a recommendation should be made to legislate the most practical approach to encourage healthful living standards within existing park facilities through upgrading.

Funding for such a planning study could be sought from the Housing and Community Development Block Grant Planning Fund. Many residents of mobile home and trailer parks have incomes within the low and moderate income ranges and/or are on fixed incomes; as such, through the Block Grant Program these residents may be entitled to financial assistance for upgrading their residential living unit.



c). Provision of Adequate Sites for New Housing

Through detailed planning studies the City should insure that adequate sites for new housing at various locations throughout the community are provided. The compatibility of adjacent land uses should also be insured through land use policies.

E. UPDATE AND REVIEW OF THE HOUSING ELEMENT:

The nature of the housing supply necessitates that the Housing Element be periodically updated to reflect the changing social and economic trends in the City, neighboring jurisdictions and the general housing area of the region. It is therefore recommended that systematic review and evaluation of the Housing Element be conducted every five years or more often as necessary. This review should incorporate but not be limited to the following items:

- Updating information and analysis of housing inventory, housing costs, and population factors;
- Re-evaluation of housing problems, needs and priorities;
- Measurement of the degree of success or failure in accomplishing the housing action programs;
- Re-evaluation and analysis of stated housing policy based on then existing information;
- Updating the action programs; and
- Planning Commission and City Council Public Hearings to amend or reaffirm the previously adopted Housing Element.

A review process incorporating the items enumerated above would insure continued concern with all aspects of housing in Hawthorne. It would establish an ongoing process to upgrade housing within the City.

5.7

BIBLIOGRAPHY

- 1). City of Hawthorne Redevelopment and Community Improvement Department. Amended Three Year Community Development and Housing Plan. Fiscal Years 1979-1982
- 2). City of Hawthorne Redevelopment and Community Improvement Department; City of Hawthorne Analysis of the 1979 State Department of Finance Special Census. January 1980
- 3). Hawthorne-Lawndale Board of Realtors. Comparable Sales Cumulative Index. Vol 1, 1973; Vol 4, 1975; Vol. 4, 1979.
- 4). State of California Department of Housing and Community Development. Housing Element Manual. March 1978
- 5). U. S. Department of Commerce, Bureau of the Census. 1970 Census of Population and Housing, Census Tracts, Los Angeles-Long Beach, California, Standard Metropolitan Statistical Area, Parts 1 and 2.

APPENDIX A

Rental values from the 1979 Special Census were not considered indicative of the true rental market when the Housing Element was adopted by the Hawthorne Planning Commission in June, 1981. Therefore, a survey of existing rent levels was conducted by the Planning Department over a one week period in June from listings in the classified section of the Daily Breeze newspaper. Four rental categories were charted: furnished houses, unfurnished houses, furnished apartments and unfurnished apartments. Bachelor/single units ranged from \$225 to \$325. The median value was \$290. One bedroom units ranged from \$275 to \$375. The median value was \$335 and the mode was \$350. Two bedroom units ranged from \$375 to \$675. The median and modal value was \$450. Three bedroom units ranged in value from \$550 to \$975.

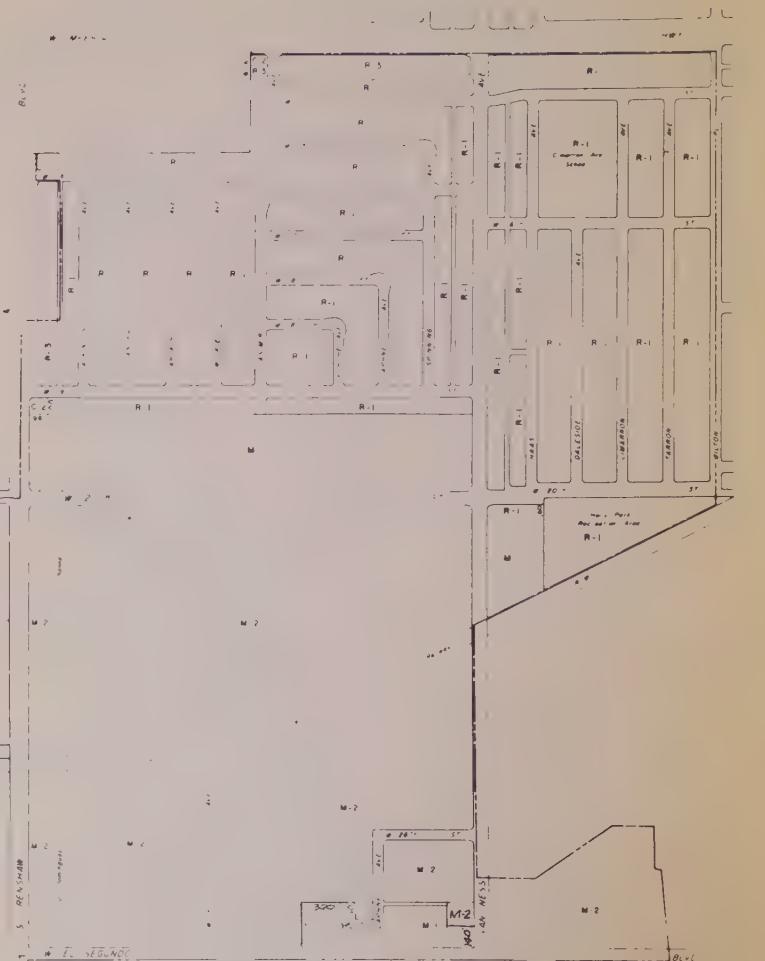
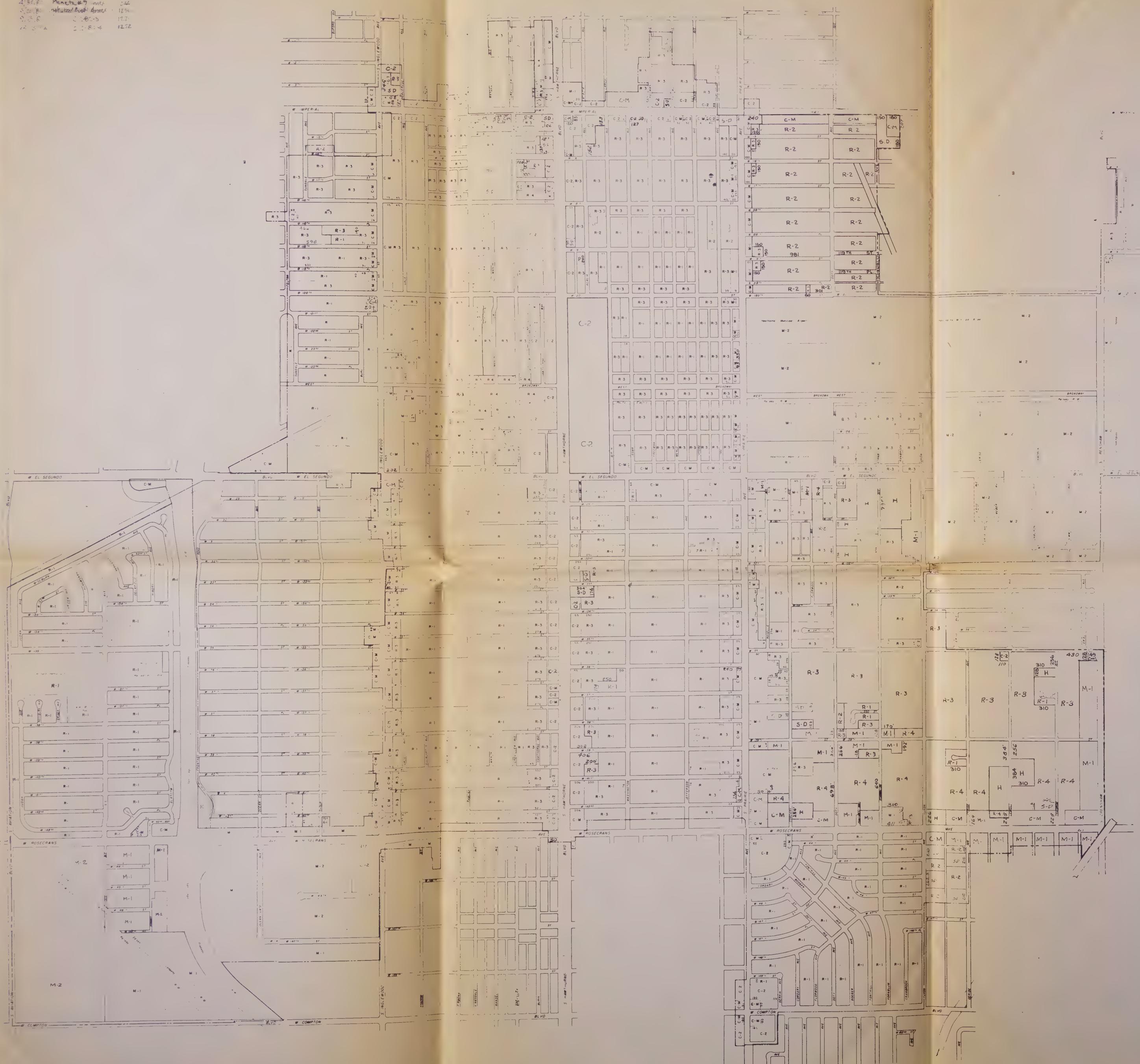
South Bay Rentals, a local rental listing office contacted, had one bedroom units available in a \$250 to \$375 range; two bedroom units available in a \$395 to \$700 range; and three bedroom units available in a \$425 to \$1200 range.

The Section 8 Fair Market Rents for Existing Housing in Hawthorne, released by the U. S. Department of Housing and Urban Development, April 27, 1981, are as follows:

Bachelor/Single	\$ 269
One bedroom	\$ 327
Two bedroom	\$ 386
Three bedroom	\$ 482

The above information is provided as an interim measure of City-wide rent levels until the complete 1980 U. S. Census data is available for updating the Housing Element.

R	5/21/81	MAS	EC	R	DR	1239
			C	B	1	1241
			C	B	3	1242
4/30/81	Menasha	#7	mas			124
5/2/81	related with	Apples				1251
5/3/81			C	B	3	127
5/4/81/2			C	B	4	1272



LEGEND

		P
		P·R
	R·I	C·2
	R·2	C·M
	R·3	M·P
	R·4	M·I
	H	M·2
	CC	S·D

OFFICIAL ZONING MAP

CITY OF HAWTHORNE
HAWTHORNE, CALIFORNIA



NORTH

0 500 1000 1500 2000

SCALE: IN FEET AUGUST 1978

K-9/3/19 MAS
P. 5.1. w MAS SV-19-2
R. 5.2.85 2D POC 2-3
L. 5.2.85 6 FR C 2-80-1
S. 5.2.85 POC 2-3
C. 5.2.85 POC 2-3
D. 5.2.85 POC 2-3
E. 5.2.85 POC 2-3
F. 5.2.85 POC 2-3
G. 5.2.85 POC 2-3
H. 5.2.85 POC 2-3
I. 5.2.85 POC 2-3
J. 5.2.85 POC 2-3
K. 5.2.85 POC 2-3
L. 5.2.85 POC 2-3
M. 5.2.85 POC 2-3
N. 5.2.85 POC 2-3
O. 5.2.85 POC 2-3
P. 5.2.85 POC 2-3
Q. 5.2.85 POC 2-3
R. 5.2.85 POC 2-3
S. 5.2.85 POC 2-3
T. 5.2.85 POC 2-3
U. 5.2.85 POC 2-3
V. 5.2.85 POC 2-3
W. 5.2.85 POC 2-3
X. 5.2.85 POC 2-3
Y. 5.2.85 POC 2-3
Z. 5.2.85 POC 2-3

DEPARTMENT OF JUSTICE
CENTRAL SERVICES
P. O. BOX 13367
SACRAMENTO, CALIFORNIA 95813



INSTITUTE OF GOVERNMENTAL STUDIES
109 MOSES HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

CITY OF NEWTONVILLE
Residential Zoning Standards *

ZONE	LOT AREA	PERMITTED UNITS	REQUIRED PARKING	HEIGHT LIMITATION	MINIMUM FLOOR AREA	MAXIMUM LOT COVERAGE	SETBACKS
R-1	Less than 8000 \$	1	2 Spaces	2 $\frac{1}{2}$ stories or 35 feet		50 %	
	8000 \$ or more	2 additional units to the rear of the front house	1 space per bdrm. min. 3 spaces	1 story or 15 feet			
R-1 RESIDENTIAL	4000 \$ to 8000 \$	2					
R-2	Less than 4000 \$	1					Front yard: 15 feet
	4000 \$ to 5000 \$	2					Front facing garage: 20 feet
	5000 \$ or more	1 per 2500 \$ lot area					Side & Rear yard: 10% of lot width but not less than 3 feet and need not exceed 5 feet
R-2 RESIDENTIAL	any size	1 per 1250 \$ lot area					Distance between dwelling units: 10 feet
	5000 \$ or less	1 per 1250 \$ lot area					Distance between dwelling unit and accessory structures: 6 feet
	5000 \$ to 6000 \$	1 per 1000 \$ lot area					Distance between accessory structures: no min
	6000 \$ to 8000 \$	1 per 900 \$ lot area					
	8000 \$ to 10,000 \$	1 per 800 \$ lot area					
	Bach. apt.	1 per 600 \$ lot area					
	1 Bdrm.	1 per 800 \$ lot area					
	2 Bdrm.	1 per 1100 \$ lot area					
	3 Bdrm.	1 per 1400 \$ lot area					
	10,000 \$ or more						
R-3	5000 \$ or less	1 per 1250 \$ lot area					
	5000 \$ to 6000 \$	1 per 900 \$ lot area					
	6000 \$ to 10,000 \$	1 per 800 \$ lot area					
	Bach. apt.	1 per 600 \$ lot area					
	1 Bdrm.	1 per 800 \$ lot area					
	2 Bdrm.	1 per 1100 \$ lot area					
	3 Bdrm.	1 per 1400 \$ lot area					
	10,000 \$ or more						
	any size	1 per 1000 \$ lot area					
R-4	5000 \$ or less	1 per 1250 \$ lot area					
	5000 \$ to 6000 \$	1 per 900 \$ lot area					
	6000 \$ to 10,000 \$	1 per 800 \$ lot area					
	Bach. apt.	1 per 600 \$ lot area					
	1 Bdrm.	1 per 800 \$ lot area					
	2 Bdrm.	1 per 1100 \$ lot area					
	3 Bdrm.	1 per 1400 \$ lot area					
	10,000 \$ or more						
	any size	1 per 1000 \$ lot area					

* For more detailed information please contact Planning Department 970-7939

83 00951
attachment

HAWTHORNE CHAMBER OF COMMERCE
12427 Hawthorne Blvd.
676-1163

CITY OF HAWTHORNE DEMOGRAPHICS --- January 1982

POPULATION..... 56,447 6 Sq. Miles Area

White.....	38,120	Hispanic.....	11,636
Black.....	7,487	Asian-Pacific.....	4,076

INCOME

Less than \$8,000.....	17.6%
\$8,000 to \$24,999.....	47.5%
\$25,000 to \$40,000.....	10.3%

HOME OWNERS..... 39.7% RENTERS..... 61.3%

The majority of primary wage earners were shown to be craftsmen, foremen, kindred workers (16.5%) while clerical and kindred workers followed (21.8%) and professional, technical and kindred workers were next (12.6%).

Among secondary wage earners, the largest number are clerical and service workers (9.8%). 84% of the primary wage earners use a private car for transportation. 4.1% use a bus, 2.9% walk and 2.3% ride as passengers in a car.

8.5% of the population is disabled, 1% said to be using a cane, crutch or other walking aid.

46% full-time workers -- 33% not in labor force -- 8% retired -- 2.3% unemployed

13.9% have lived in Hawthorne from 10 to 20 years -- 17% less than 10 years -- 47% less than 5 years

Most Hawthorne residents are middle-income.

AGE OF POPULATION

0-9	23.5%	20-29	14.0%
10-19	15.5%	30-49	32.5%
50-64	10.0%	Over 65	5.5% (28.6 yrs. Median)

9 Schools -- 3 Libraries -- 7 Newspapers Serving Hawthorne -- 84 Clubs and Organizations -- 26 Churches

INDUSTRIAL ACREAGE

215 Industries in Hawthorne -- Approximately 3,500 acres zoned for industry

U.C. BERKELEY LIBRARIES



C124894433



MADE IN U.S.A.

Amberg

No. 52609

